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City of Issaquah

September 24, 2014

Mr. Christopher Wright
Project Oversight Manager
City of Issaquah, Development Services Department
1775 – 12th Ave. NW
P.O. Box 1307
Issaquah, WA 98027

Subject: Pre-application Meeting, Project Narrative for Jazz Run Subdivision

Dear Mr. Wright:

Jazz Run is a proposed 12-lot single family residential subdivision on a 4.8-acre parcel located on the south side of SE 48th Street at about the 23100 block in the City of Issaquah. The parcel number is 222406-9093. The single parcel is currently developed with a single family residence that was constructed in the early 1970s. About 2.3 acres of the site have been designated as wetland and wetland buffer area. Total developable area is about 2.5 acres (project areas will be revised upon receipt of up-to-date title information).

The existing site slopes down to the south from SE 48th Street from elevation 250 to 220 in about 300 feet. Water service is provided by the Sammamish Plateau Water and Sewer District from a 12" DI main in SE 48th Street. An on-site sewage disposal system is utilized for wastewater disposal.

The existing wetland was delineated and classified for a previous preliminary subdivision application on the property. The required buffer is 75 feet. This project proposes to reduce the buffer by 25% (to 56.25 feet) by enhancing the buffer.

The City land use zone for the site is SF/SL 7.26 du/acre. The maximum lot yield is:

$2.5 \text{ acres} \times 7.26 \text{ du/acre} = 19$
and $2.3 \text{ acres} \times 7.26 \text{ du/acre} \times 0.6 \text{ (60\% density credit)} = 10$

Total yield = 29 lots

The project proponent proposes to construct only 12 lots in order to accommodate the type and size of house anticipated to be constructed on each lot.

Mr. Christopher Wright

September 24, 2014

Page 2

The SF/SL zone requires a minimum lot size of 6,000 sf but City Code Section 18.10.420 allows area reduction to compensate for non-developable site area (such as wetlands and buffers). Proposed lot areas are likely to be between 5,500 sf and 6,500 sf in order to accommodate the building type and size.

Access to the new development will be from SE 48th Street, which is City of Sammamish right of way, which classifies the roadway as a "local road." Widening and sidewalk are anticipated to be required along the south side of that street. Intersections on SE 48th Street must be at least 150 feet apart (per City of Sammamish Public Works Standards 15.160). The nearest existing intersections are at 275 feet to the west and 205 feet to the east of the proposed project entrance.

On-site access to lots will be provided by new City of Issaquah public right of way and private shared access tracts. A 22-foot width roadway with a 50-foot radius cul-de-sac are shown on the current conceptual plan. However, the proponent desires to reduce the cul-de-sac radius to 45 feet and eliminate the planted center island as compensation for developable area lost to wetlands. Five-foot-wide planters and sidewalk are included on both sides of the public road to be located within a 45-foot wide right of way. Private access tracts would be 20 feet wide with 18-foot-wide paved drive surface and would serve a maximum of 4 lots.

Storm water runoff from the developable area flows into the wetland area to the south, then travels to the southwest and enters a regional flow control facility. Our understanding is that Basic Level 1 flow control (match existing conditions 2-year and 10-year peak runoff rates) must be provided by an on-site facility. Preliminary calculations using the WWHM12 software program have been prepared and found that a 20' x 45' x 10' vault might be required to meet that requirement. Water quality will be met for new pollution generating impervious surfaces by using a Filterra vault filter unit prior to detention. A small

Sammamish Plateau Water and Sewer District mains will be extended onto the site from SE 48th Street. Fire hydrants will be placed on the site per City Fire Marshal requirements (most likely just a single hydrant at the end of the cul-de-sac next to Tract A). Individual lots will use grinder pumps to pump wastewater up to SE 48th Street until offsite connection can be made to accommodate gravity sewer to the southwest or southeast.

If you have any questions or require additional information, please contact me.

Sincerely,

MEAD & HUNT, Inc.



Don Proctor, PE
Project Manager

Enclosures: Land Use Permit Application; 3 copies each of Cover Sheet/Plat Layout, Grading and Utility Plan, Aerial Image; Application fee (Summit Homes check #1931252 for \$1600.00)